123 Washington Street Columbus, Indiana 47201 Phone: (812) 376-2550 Fax: (812) 376-2643





CITY OF COLUMBUS **BOARD OF ZONING APPEALS** (January 26, 2015 Meeting)

UPDATED STAFF REPORT

Docket No. / Project Title: C/CU-15-16 (Harrison Lake Country Club)

C/DS-15-32 (Harrison Lake Country Club)

Staff: Ashley Klingler

Applicant: Harrison Lake Country Club

Property Size: 144.204 Acres (143.472 acres at the existing golf course plus 0.732 acres

of the former home site)

Zoning: AP (Agriculture: Preferred)

Location: 588 S. Country Club Road and 532 South 525 West, in Harrison Township.

Background Summary:

The applicant wishes to expand their existing driving range and also wishes to add a new fence to keep flying golf balls on the subject property. The fence will be located in the front and side yards of the two separate properties. This project includes the requests listed below: New information in this staff report is underlined.

- C/CU-15-16: Conditional Use: conditional use approval per Zoning Ordinance Section 3.5(B) to allow the expansion of a golf course (an expanded driving range, fence and a 240 sq. ft. storage shed) in an Agriculture Preferred (AP) zoning district.
- C/DS-15-32: Development Standards Variance #1: a development standards variance from Zoning Ordinance Section 9.3(D)(2) to allow a fence to be 70 feet in height, 62 feet taller than the 8 foot maximum in a side yard.
- C/DS-15-32: Development Standards Variance #2: a development standards variance from Zoning Ordinance Section 9.3(D)(2) to allow a fence to be 50 feet in height, 46.5 feet taller than the 42 inch maximum in a front yard.
- C/DS-15-32: Development Standards Variance #3: a development standards variance from Zoning Ordinance Section 9.3(D)(2) to allow a fence to be 60 feet in height, 52 feet taller than the 8 foot maximum in a side yard.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

- 1. Should the driving range be expanded closer to 525 West?
- 2. Is the proposed fence an appropriate height?
- 3. Should the fence be screened from the road and neighboring properties?
- 4. How far should the fence be setback from the road?
- 5. Is the proposed storage shed consistent with the surroundings?

Preliminary Staff Recommendation:

- **Conditional Use**: Approval. All criteria have been met. Any approval should be subject to the following commitments:
 - A 15 foot wide landscaped area that includes evergreen trees shall be provided and maintained
 on the road side of the fence to screen the fence from the street and neighboring properties. The
 trees shall be installed at the time of the fence construction. The evergreen trees shall be planted
 to effectively screen the view of the fence from typical eye level when they mature. Prior to their
 installation a planting plan shall be provided to the Planning Department for approval.
 - A 10 foot wide landscaped area that includes evergreen trees shall be provided and maintained on the south side of the fence to screen the fence from the neighboring property to the south. The trees shall be installed at the time of the fence construction. The evergreen trees shall be planted to effectively screen the view of the fence from typical eye level when they mature. Prior to their installation a planting plan shall be provided to the Planning Department for approval.
 - The fence shall be located a minimum of <u>60</u> feet from the center line of 525 West, <u>and a minimum of 12 feet from the southern property line</u>.
 - The fence heights will be approved based on the exact heights listed under Planning
 Consideration #4, not for the broad heights used in the variance request. The applicant will
 record a commitment indicating the approved heights, and a map may be attached if necessary.
- Variance #1 (Fence Height in Existing Golf Course Side Yard): Approval. All criteria have been met.
- Variance #2 (Fence Height in Front Yard of Former Home Site): Approval. All criteria have been met.
- Variance #3 (Fence Height in Side Yard of Former Home Site): Approval. All criteria have been met.

Zoning District Intent:

District Intent: The intent of the (AP (Agriculture: Preferred) zoning district is as follows: to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit nonagricultural development in areas with minimal, incompatible infrastructure.

Development Standards: No fence or wall shall exceed a height of 8 feet in any side or rear yard or 42 inches in any front yard. In the case of properties with multiple front yards, this restriction shall apply only to the front yard providing the primary access to the property.

Current Property Information:				
Land Use:	Golf course and a vacant lot			
Site Features:	Golf course and vacant lot (a former home has been demolished)			
Flood Hazards:	Zone A 100 year flood plain in south-west corner of property. (Project location is the north-east corner of property.)			
Vehicle Access:	Rain Tree Drive South (Collector, Rural, Residential) Country Club Road (Collector, Rural, Residential) 525 West (Minor Arterial, Rural, Residential)			

Surrounding	Zoning and Land Use:	
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Single-Family Residential

South:	AP (Agriculture: Preferred)	Single-Family Residential
East:	AP (Agriculture: Preferred)	Single-Family Residential
West:	AP (Agriculture: Preferred)	Single-Family Residential

Interdepartmental Revi	ew:
County Highway:	Looks like more than a fence. They have a lot of earth moving equipment on site. I thought it was going to be a subdivision. Looks like a lot of work for driving range. I was going to ask Becky if they did the erosion control for this. There is some silt fence up and I hadn't seen anything on it.
	As for the application, County Highway has no issues. GIS shows very little right of way at that location, as long as the nets [fences] are back off the road. Right of way dedication would be nice, but that is probably not required.
City Engineering:	That location is outside the City's MS4 area. The Rule 5 Application would go to the County or BCSWCD for review, inspection and enforcement. (Becky Douglas: Engineering Technician)
Code Enforcement:	No comments received at this time.
City Utilities:	No comments received at this time.
City Parks & Recreation:	No comments received at this time.
County Fire:	No comments received at this time.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

- 1. This property was previously zoned SU-15, a special use district for private and public clubs, golf & country clubs and lodges operated by educational, social or fraternal organizations. In 1995, (SU-95-1) there was an approval to construct a maintenance building. In 1996, (SU-96-3) there was an approval to add a swimming pool and bath house. In 1997, (SU-97-2) there was an approval for a building addition to the clubhouse. In 2008, with the adoption of the replacement Zoning Ordinance, this property was rezoned out of a special use district (the current Zoning Ordinance does not have special use districts) to AP (Agriculture: Preferred). This means, any addition does not require a special use approval, but rather a conditional use approval by the Board of Zoning Appeals.
- 2. The existing driving range is located on the north-west corner of the Harrison Lake Country Club subject property. The only way to access the driving range is through the main entrance of the golf course, and to either walk or cart over to the range. The proposed expansion would use this existing access (there will be no access off 525 West).
- 3. The neighboring home directly south of the driving range was purchased by the Country Club. It has since been demolished. The Country Club wishes to expand their driving range across their current property and onto the newly acquired property. This is why there are two addresses to this request.
- 4. Around the driving range was a large fence that was intended to keep golf balls from flying off the range. The fence was taken down with the intent to move them farther east, closer to 525 West, with the proposed driving range expansion. The general location of the proposed new fence is north-

- south along 525 West across the original golf course property and the newly acquired former home site. It then turns east-west along the southern line of the former home site. The detailed proposed fence location is as follows: (1) The portion closest to 525 West is as follows: The first point is 60 feet west from the centerline of 525 West, and 12 feet north from the southern property line of the former home site. (This is the most south-east portion of the fence.) The fence goes north from this point 190 feet; this area of the fence has a maximum height of 50 feet tall. After 190 feet, the fence turns ~45 degrees to the north-west for a distance of 130 feet. The maximum height of the diagonal portion of the fence is 60 feet tall. (2) The portion closet to the southern property line is as follows: Start back at the most south-east portion of the fence. Go west 232 feet; the maximum height of this portion of the fence is 60 feet tall. At this point the fence turns south for 65 feet; the portion of this fence has a maximum height of 70 feet tall. (This area of the fence is the tallest and is closest to the driving tee).
- 5. Generally also referred to as a "net", the ball enclosure is technically considered a fence by the Zoning Ordinance. The proposed fence is too tall per Section 9.3(D)(2) of the Zoning Ordinance. Due to the proposed location of the fence, there are three variances triggered. (1) The north-south component on 588 South Country Club Road is considered the property's side yard (according to the Zoning Ordinance, the front yard is where the main access point is located). This means the fence must meet side yard requirements The 65 foot long area that is 70 feet tall is also in the side yard of this property. A fence is limited to a maximum of 8 feet in a side yard. When combining all the fence pieces in a side yard on 588 South Country Club Road, the applicant is proposing a variance for a fence up to 70 feet tall. (2) The area north-south along 532 South 525 West is considered a front yard. This means the fence must meet the front yard requirements of the Zoning Ordinance. According to the Zoning Ordinance, a fence in the front yard cannot exceed 42 inches. The applicant is proposing a fence up to 50 feet tall at this location. (3) The east-west portion of the fence on 532 South 525 West is in the side yard. This means the fence must meet all side yard requirements of the Zoning Ordinance. A fence is limited to a maximum of 8 feet in a side yard. The applicant is proposing a fence up to 60 feet tall at this location. Below is a summary of the three variances triggered by this request:

Address	Fence Location	Zoning Ordinance Requirement	Proposed Height
588 South Country Club Road	Side yard	8 feet tall max	Up to 70 feet tall
532 South 525 West	Front yard	42 inches tall max	Up to 50 feet tall
532 South 525 West	Side yard	8 feet tall max	Up to 60 feet tall

- 6. The applicant had indicated that the height of the fence has been calculated by their supplier with the intent to catch the stray golf balls and reduce the number of golf balls going on to neighbor's properties. As the fence gets closer to the driving range, the taller the fence height.
- 7. According to Article 9 of the Zoning Ordinance fences are permitted to be on the property line. Thus, the proposed fence can be located on the property line. If a better location seems appropriate, this should be a condition of approval.
- 8. Zoning Ordinance Section 9.3(A)(7) states that fences that are setback from property lines that comply with all regulations established by the Zoning Ordinance for accessory structures in the applicable zoning district, are exempt from the fencing regulations. Accessory structures in the AP (Agriculture: Preferred) zoning district must not exceed 35 feet in height and shall be setback 15 feet from any property line. No area of the proposed fence meets this requirement of being 15 feet from all property lines, so this fence exemption to allow a fence to be 35 feet high does not apply for this proposal.
- 9. 525 West is a Minor Arterial street. According to the Thoroughfare Plan, any future road expansion at this location would involve a half right-of-way 45 feet from the center of the road. The existing half right-of way at 588 South Country Club Road and 532 South 525 West is about 13 feet (32 feet less than required by the Thoroughfare Plan). This should be taken into account when deciding where the proposed fence should be located.
- 10. It may be beneficial to have a buffer along the proposed fence to visually screen the fence from neighboring residences. For comparison, golf courses are permitted in the "P" Public zoning district. According to Section 8.2 of the Zoning Ordinance, properties zoned "P" are required to have buffers to neighboring residential zoning districts. The buffer required is a Buffer Yard Type B. This is a 15

foot wide landscaped area which requires 65 points (3 trees or 9 shrubs) of landscaping per every 50 feet of frontage. With the proposed fence location at 60 feet from the centerline of 525 West, this allows space for the 45 feet half right-of-way and a 15 foot landscaped buffer. The applicant is proposing a landscaped area within 10 feet of the fence that includes a row of Arborvitaes. The applicant is only planting in 10 feet of the 15 feet provided.

11. The applicant is requesting a storage shed that is 12ft. by 20 ft. by 11 ft. tall. It is to be on a wood skid "foundation" set on a gravel base pad (no concrete foundation). The shed will be setback approximately 20 ft. from the northern property line of the Existing Golf Course property. The shed will be accessed by a 5 ft. wide gravel path from the interior of the property.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as General Rural District.

The Comprehensive Plan includes this property in the Western Hills character area. The following planning principles for that character area apply to this application: Plan for new parks and open space areas to accommodate a growing population.

Provisional Findings of Fact/Decision Criteria (Conditional Use):

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

1. The proposal will not be injurious to the public health, safety, and general welfare of the community.

Provisional Findings: With the commitment that the fence is placed <u>60</u> feet from the center line of 525 West, the fence will be farther from the edge of the subject property. When 525 West is expanded to a half right-of-way of 45 feet, <u>the fence location will remain setback 15 feet from the property line</u> (which allows a 15 foot buffer for screening). This will reduce the aesthetic concerns with the use and allow for future improvement to 525 West. Including the fence in the expansion project is key to protecting motorist and neighbors from golf balls. *This criterion has been met.*

2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.

Provisional Findings: The height of the proposed fence does not meet the Zoning Ordinance. The development standards will be met only if the attached variances for fence height are approved. All other development standards are consistent with the Zoning Ordinance. If the fencing variances are approved, *this criterion has been met*.

3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.

Provisional Findings: Expanding the driving range closer to property line and 525 West increases the likelihood that golf balls will end up in the road or in neighboring property owner's yards. The proposed fence is designed to reduce the number of stray balls. With the approval of the attached fence variances, the neighboring property owners will be more protected. If the fencing variances are approved, *this criterion has been met.*

4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

Provisional Findings: The proposed driving range is a conditional use in the AP (Agriculture: Preferred) zoning district. The future land use of this area is the General Rural District. There

is no reason this property cannot be used as agriculture. However, golf courses are common in rural and agriculture areas. The proposal is consistent with the character of the AP (Agriculture: Preferred) zoning district. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for <u>conditional use</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Provisional Findings of Fact/Decision Criteria (#1: Fence Height in Existing Golf Course Side Yard):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Provisional Findings: With the condition/commitment that the fence is placed <u>60</u> feet from the center line of 525 West, the fence will be farther from the edge of the subject property. This will keep the fence an adequate distance from the public right-of-way. At the <u>60</u> foot setback it will allow for needed future road improvement projects necessary to ensure public safety. This criterion has been met.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Provisional Findings: The use and value of the area adjacent to the property will not be adversely affected with the inclusion of the recommended commitments. With the commitment of a 15 foot wide tree landscaped area along the outside of the fence (area closest to 525 West) to screen the fence from the street and neighboring properties, this will reduce the visibility of the tall fence. With the condition that the fence is placed 60 feet from the center line of 525 West, the fence will be farther from the edge of the subject property. This location farther into the subject property and screening will minimize the impact to the neighboring property. This criterion has been met.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Provisional Findings: With the improvement in golf technology, golf balls are going father and higher. The existing driving range fence is not at a proper location or height to keep flying golf balls on the driving range. The proposed fence provides a barrier for the golf balls to not fly off the driving range. Not having the proposed fence will result in a practical difficulty in the use of the existing driving range. *This criterion has been met*.

Provisional Findings of Fact/Decision Criteria (#2: Fence Height in Front Yard of Former Home Site):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Provisional Findings: With the commitment that the fence is placed <u>60</u> feet from the center line of 525 West, the fence will be farther from the edge of the subject property. This will keep the fence an adequate distance from the public right-of-way. At the <u>60</u> foot setback it will allow for needed future road improvement projects necessary to ensure public safety. *This criterion has been met.*

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Provisional Findings: The use and value of the area adjacent to the property will not be adversely affected with the inclusion of the recommended commitments. With the commitment of a 15 foot wide tree landscaped area along the outside of the fence (area closest to 525 West) to screen the fence from the street and neighboring properties, this will reduce the visibility of the tall fence. With the condition that the fence is placed 60 feet from the center line of 525 West, the fence will be farther from the edge of the subject property. This location farther into the subject property and screening will minimize the impact to the neighboring property. This criterion has been met.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Provisional Findings: With the improvement in golf technology, golf balls are going father and higher. The fence is not at a proper location or height to keep flying golf balls on the driving range. The existing driving range is not long enough, resulting in expanding the driving range onto the former home site. The proposed fence provides a barrier for the golf balls to not fly off the driving range. Not having the proposed fence, at this location, will result in a practical difficulty in the use of the existing driving range. *This criterion has been met*.

Provisional Findings of Fact/Decision Criteria (#3: Fence Height in Side Yard of Former Home Site):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Provisional Findings: The proposed fence is not in the visibility triangle (the clear line of sight from the neighboring driveway to 525 West). This means, the safety of traffic flow will not be affected by this fence. With the condition of a 10 foot wide landscaped area along the outside of the fence (area closest to the neighboring property to the south) to screen the fence from the neighboring properties, this will reduce the visibility of the tall fence. The proposed fence will not be injurious to the public health, safety, moral, and general welfare of the community. This criterion has been met.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Provisional Findings: The use and value of the area adjacent to the property will not be adversely affected with the approval of the attached commitments. With the condition of a 10

foot wide tree landscaped area along the outside of the fence (area closest to the neighboring property to the south) to screen the fence from the neighboring properties, this will reduce the visibility of the tall fence. *This criterion has been met*.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Provisional Findings: With the improvement in golf technology, golf balls are going father and higher. The fence is not at a proper or height to keep flying golf balls on the driving range. The existing driving range is not long enough, resulting in expanding the driving range onto the former home site. The proposed fence provides a barrier for the golf balls to not fly off the driving range. Not having the proposed fence, at this location, will result in a practical difficulty in the use of the existing driving range. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for <u>development standards variance</u> the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Columbus – Bartholomew County Planning Department Conditional Use Application

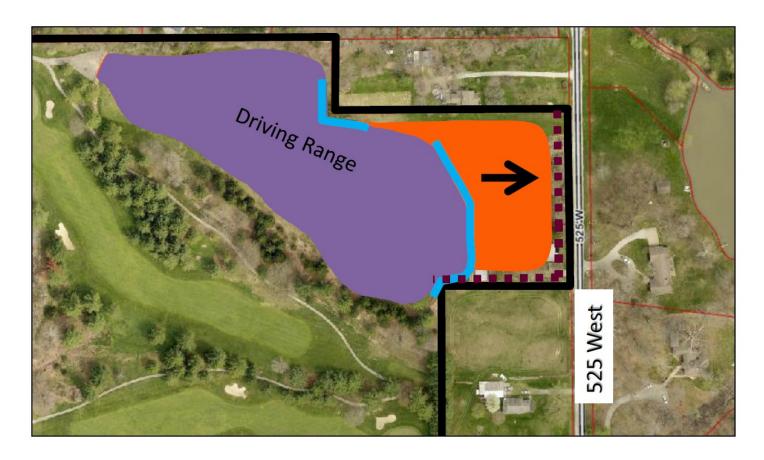
Planning Department Use Only:	. `		. 10 000
Jurisdiction: Columbus Bartholomew County (2-m.	le)	NOV	/ 1 0 2015
Zoning: AT C/CU-15-16		As	1- A-15
Hearing Procedure: Hearing Officer Board of Zoning Appeals		BY: NE	CONSC
Thousand Thousand Online Published Strain Appeals	A HA ARIX	+151 =	
Conditional Use Application:			
Applicant Information (the person or entity that will own and/or e	xecute what is proposed):	(6)	
Name: BOB HADDAD JR (Har	rism Lake	Country	(lub)
Name: BOB HADNAD JR (Hara Address: 588 South Country Club R (number) (street)	> (mum 0 00	To	110001
(number) (street)	(city)	(state)	(zip)
Phone No. (812) 342-4457 Fax No.: (812) 342-445	9 E.mail Address: H	ANN AN DILLO	ILADDISM DI ALIZA.
Property Owner Information (the "owner" does not include tena	nts or contract buyers):		
	nts or contract buyers):		
Property Owner Information (the "owner" does not include tena Name: SAME AS ABOVE Address:	nts or contract buyers):		
	nts or contract buyers):	(state)	(zip)
Name: SAME AS ABOVE Address: (number) (street)	(cify)	1 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	(zip)
Name: SAME AS ABOVE Address: (number) (street)	(cify)	1 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	(zip)
Name: SAME AS ABOVE Address: (number) (street) Phone No.: Fax No.:	(city) E-mail Address:		
Name: SAME AS ABOVE Address:	(city) E-mail Address: nce regarding this applica	ation should be dire	
Name: SAME AS ABOVE Address:	(city) E-mail Address: nce regarding this applica	ation should be dire	
Name: SAME AS ABOVE Address: (number) (street) Phone No.: Fax No.: Notification Information (list the person to whom all corresponde Name: SAME AS ABOVE	(city) E-mail Address: nce regarding this applica	ation should be dire	
Name: SAME AS ABOVE Address:	(city) E-mail Address: nce regarding this applica (city)	ation should be dire (state)	ected):
Name: SAME AS ABOVE Address:	(city) E-mail Address: nce regarding this applica (city) E-mail Address:	ation should be dire	ected): (zip)
Name: SAME AS ABOVE Address:	(city) E-mail Address: nce regarding this applica (city) E-mail Address:	ation should be dire	ected): (zip)
Name: SAME AS ABOVE Address:	(city) E-mail Address: nce regarding this applica (city) E-mail Address:): E-mail Ph	stion should be directly (state)	ected): (zip)
Name: SAME AS ABOVE Address:	(city) E-mail Address: nce regarding this applica (city) E-mail Address:): E-mail Ph	stion should be directly (state)	ected): (zip)

	Use Reques g a conditional	enu.	by Costine	35	(B)	of the Zoning	Ordinance	to allow	the followin	ng:
224 700	g a conditional ting in i vin	18 mm 1 mm	by Section _	<u> </u>	12-	20 Pol	e S	401-	70' T/	TLL
0	ALONG		INGST	TO						
POLES	ALONG	(S La VI)	00031	10		1975 (- 11.			
RANDE	CXPAN	17 f.	+ x70 ft	YIIf	+ 400	M GVA	nd ba	se "fo	andakm	.11
Storage	EXPAN Shed	- 161	1 1 00 11	/ II V	1 1400	0.1			1.4.2	^
mar and		photogram ethics of					4 A - H	all takes he		4
Conditional	Use Criteria:	:								5 5
The Columbu	& Bartholome	w County Zo	ning Ordinan	ce establis	shes specific	criteria that e	ach must b	e met in	order for a	
conditional us	e to be approve	ed. Describe	now the con	dinonal us	e requesteu	ineets each o	Tulo tollott			
	of the conditi									
ADDW	, NEW TRAY (NETTI	NG AT	OUR	DRIVI	UL RAN	lec w	ILL	STOP	
ANY	TRAY (OUF B	ALL F	Rom	GETTI	NG CLO	SE T	0 1	1+0	
DMAN 1										
	535 W)								
The develop	Sas W	operty will b	e consistent	t with the	intent of the	developmer	nt standard	is establ	lished by t	he
The develop	Sas W	operty will b	e consistent	t with the	intent of the	developmer	nt standard	is establ	lished by t	he
The develop	SOS W	operty will b	e consistent	t with the	intent of the	developmer	nt standard	is establ	lished by t	he
The develop	SOS W	operty will b	e consistent	t with the	intent of the	developmer	nt standard	is establ	lished by t	he
The develop Zoning Ordii C い足Qピ〜 〉ご いご し	nent of the presence for similar TLY TL	operty will b ar uses. E DQI	e consistent VING R	t with the	intent of the	developments TO	standard SHOR	is establ	lished by t	he
The develop Zoning Ordin C V Q Q G へ し ご V ピ し	nent of the present o	pperty will bar uses.	e contrary to	t with the	intent of the	developments CURRO	standard SHOR	is establ	lished by t	he
The develop Zoning Ordin C レロマシ し ご レビ L Granting the	nent of the preance for similar TLY The Conditional using the residue of the resi	pperty will be ar uses. E Del ONLY se will not be roperty or u	e consistent VING R RULL e contrary to sees in the se	t with the	intent of the	developments TO CURRO	standard SHOR [™] S~T U	is establ	lished by t	he ill not
The develope Zoning Ordin C レロ Q Granting the permanently	nent of the presence for similar TLY The Conditional using the presence of the	pperty will be ar uses. E DOI ONLY se will not be roperty or use.	e consistent VING R RULL e contrary to see in the se	twith the	intent of the NET OUR	colored by and vicinity.	standard SHOR S~T ∪ the Zoning	is establ	lished by t	ill not
The develope Zoning Ordin C レロ Q C へ し ご レビ L Granting the permanently	nent of the preance for similar TLY The Conditional using the residue of the resi	pperty will be ar uses. E DOI ONLY se will not be roperty or use.	e consistent VING R RULL e contrary to see in the se	twith the	intent of the NET OUR	colored by and vicinity.	standard SHOR S~T ∪ the Zoning	is establ	lished by t	ill not
The develope Zoning Ordin C レロ Q & へ し ご レビ L Granting the permanently	nent of the presence for similar TLY The Conditional using the presence of the	pperty will be ar uses. E DOI ONLY se will not be roperty or use.	e consistent VING R RULL e contrary to see in the se	twith the	intent of the NET OUR	colored by and vicinity.	standard SHOR S~T ∪ the Zoning	is establ	lished by t	ill not
The develop Zoning Ording CVDQCへ しごいじし Granting the permanently TH'S BE M	nent of the presence for similar of the present of	pperty will be ar uses. E D QI ONLY se will not be roperty or use. OMENT	e consistent VING R RULL e contrary to see in the se WILL	t with the	intent of the	e developments is controlled to the controlled t	standard SHOR S~T ∪ the Zoning	is establ	lished by t	he ill not
The develope Zoning Ording Ording Ording Ording Culocker	nent of the property of the pr	pperty will bar uses. E D QI ONLY se will not broperty or use. CASING consistent comprehens	e consistent VING R RULL e contrary to ses in the se will L with the chaive Plan.	the general three	intent of the	e developments of the color of	the Zoning	ordinar	lished by the second with the second with the second seco	he ill not
The develop Zoning Ording CURRENCE CORRENCE CORRENCE CORRENCE CONTROL	nent of the property of the pr	pperty will bar uses. E D QI ONLY se will not broperty or use. CASING consistent comprehens	e consistent VING R RULL e contrary to ses in the se will L with the chaive Plan.	the general three	intent of the	e developments of the color of	the Zoning	ordinar	lished by the second with the second with the second seco	he ill not

Applicant's Signature:	
The information included in and with this application is completel (Applicant's Signature)	y true and correct to the best of my knowledge and belief. 1/9/15 (Date)
Property Owner's Signature (the "owner" does not include te	nants or contract buyers):
I authorize the filing of this application and will allow the Planning analyzing this request. Further, I will allow a public notice sign to the request is complete.	Department staff to enter this property for the purpose of be placed and remain on the property until the processing of
(Owner's Signature)	$\frac{11-9-15}{\text{(Date)}}$
(Owner's Signature)	(Date)

Harrison Lake Golf Course





FENCE PROPOSAL





Key



Proposed Fence Location



Setbacks/Measurements



Landscaped Area/Screening

Landscape Area/Screening:

- Rose of Sharon and/or Arborvitae
- 5 feet tall at planting and grow up to 15 feet tall. About 5 to 6 feet wide.
- One row of plantings, within 10 feet of fence

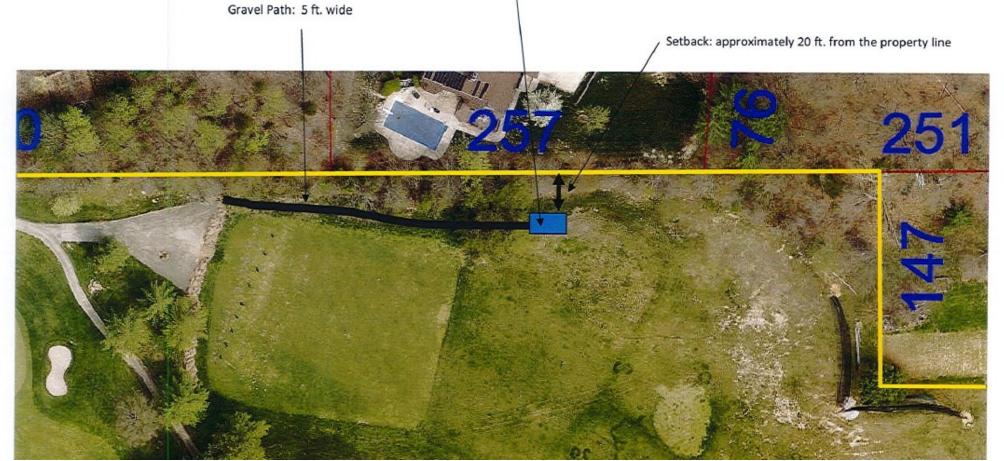


STORAGE SHED PROPOSAL

Storage Shed: 12ft. by 20 ft. by 11 ft. tall.

BHJR 1-7-16

(Wood skid "foundation" set on gravel base pad, no concreate foundation)



Columbus – Bartholomew County Planning Department Development Standards Variance Application ECE JE

Planning Department Use Only:			DEC - 1/2015	
urisdiction: Columbus			1 2013	
oning: AP		BY:	HEL	5
earing Procedure: Hearing Officer Board of Zoning Appeals	A Ch			
earing Procedure. In realing Officer Light Board of Zoning Appeals				
Development Standards Variance Application:				
		NAME OF THE OWNER, WHEN		
pplicant Information (the person or entity that will own and/or exe	cute what is proposed):			
ame:	A HAPPISON	LAKE	Country	CLUB
dress: 588 South Country Club Ro	reference of Palacon and Auditoria Section 1	IN	47301	2003
(number) (street)	(city)	(state)	(zip)	- >: ! `}
ione No. (86) 342-4457 Fax No. (86) 342-4459	E-mail Address: HAD	WALAG	@ HARRISON C	AKECLUR.
operty Owner Information (the "owner" does not include tenant	s or contract buyers):			
Doulas 111				
me: COFFI D COC				
	Columbus	īv	4720	,
dress: SSK South Country CLUB ROAD (street)	Cocumbus	⊥√ (state)	472 <i>o</i> (zip)	<u> </u>
dress: SSK South Country CLUB ROAD (street)	(city)	(state)	(zip)	
dress: SSK South Country CLUB ROAD (street)		(state)	(zip)	
dress: 588 South Country CLUB Road (number) (street) one No. (82) 342-4457 Fax No. (812) 342-4459	(city) _ E-mail Address:	(state)	(zip)	
Idress: 588 South Country CLUB Roads (number) (street) Ione No. (512) 342.4459 Detification Information (list the person to whom all correspondence	(city) _ E-mail Address:	(state)	(zip)	
dress: 588 South Country Club Roads (number) (street) one No. (512) 342.4459 Diffication Information (list the person to whom all correspondence me: ROBERT HADDAD (ROB) dress: 588 South Country Club Roads	(city) E-mail Address: regarding this application Columbus	(state)	(zip)	
dress: SEK South Country CLUB Roads (number) (street) one No. (SD) 342-4457 Fax No. (SD) 342-4459 otification Information (list the person to whom all correspondence RODERT HADDAD (ROB) dress: SEK South Country CLUB ROAD (number) (street)	(city) _ E-mail Address: ### e regarding this application Cocumbus (city)	(state) DAD RW on should be TW (state)	(zip) WHAREISC directed): 4720 ((zip)	oneake eu
Idress: 588 South Country CLUB Roads (number) (street) one No. (512) 342.4459 otification Information (list the person to whom all correspondence me: PODERT HADDAD (BOB) dress: 588 South Country CLUB ROAD (number) (street)	(city) E-mail Address: regarding this application Columbus	(state) DAD RW on should be TW (state)	(zip) WHAREISC directed): 4720 ((zip)	oneake eu
Idress: SER South Country CLUB Roads (number) (street) Ione No. (62) 342-4457 Fax No. (612) 342-4459 Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detification Information (list the person to whom all correspondence are: Detafication Information (list the person to whom all correspondenc	(city) _ E-mail Address: ### e regarding this application Cocumbus (city)	istate) DAD RW on should be (state) (state)	(zip) WHAREISC directed): 4720 ((zip)	oneake eu
Incompleted the person to whom all correspondence to the person to the perso	(city) E-mail Address: FAN e regarding this application Cocumbus (city) E-mail Address: AA	istate) DAD RW on should be IN (state)	(zip) HARRISO	oneake eu
incomplete to receive information (please check one):	city) E-mail Address: FAN e regarding this application Cocumbus (city) E-mail Address: HAN E-mail — Photo	istate) DAD RW on should be IN (state)	(zip) HARRISO	oneake eu
continuation (list the person to whom all correspondence to the series) Indices: See South Country CLUB Read (No.: (\$12) 342.4459 Indices: See South Country CLUB ROLD Indices: See South Country CLUB ROLD Indices: (number) (street) Indices: (\$12) 342.4457 Fax No.: (\$12) 342.4459 Indices: (\$12) 342.4457 Fax No.: (\$12) 342.4459 Fax No.: (\$12) 342.4459 Fax No.: (\$12) 342.4459 Fax No.: (\$12) 342.4459	(city) E-mail Address: FAN e regarding this application Cocumbus (city) E-mail Address: AA	istate) DAD RW on should be IN (state)	(zip) HARRISO	oneake eu

Variance Requested:	
I am requesting a variance from Section 4.3 (D) (a) of the Zoning Ordinance to allow the follow	wing:
CLREGATLY AN STEET SIDE YARD FENCE IS ALLOWED WE ARE	5
REQUESTING A VARIANCE TO SO FEET,	ing 1721 malibian
up to 70 feet tall AEK	1.7.16
BHJ	R 1-7-16
Variance Request Justification:	
The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that	each must be met
in order for a development standards variance to be approved. Describe how the variance request meets each criteria.	ch of the following
The approval will not be injurious to the public health, safety, morals, and general welfare of the comm	nunity
	OTACIC
PEOPLES PROPERTY i 525 WEST	
Anapyte (1.5 arytest)" global dob dobleda (1.5 arytest) (1.5 arytest) (1.5 arytest) (1.5 arytest) (1.5 arytest)	wery Ormanista
The use and value of the area adjacent to the property included in the variance will not be affected in adverse manner.	a substantially
AS PART OF OUR RANGE EXPANSION THE ENTIRE PROPERTY WIL	LL BECOME
PART OF THE RANGE. THE PROPERTY WILL BE ASSTITETICA	
BY CEASING AND SEEDING. THE NETTING IS DESCENDED IN	
WITH THIS OVERALL LOOK AND IS AN OVERALL EMPROVE	
THE PROPERTY	
The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the us This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on,	e of the property.
WITHOUT THE HIGHER FENCE (NETTWG) GOLFRANCE HAVE A	Ye salara and a second of the second
HIGH LIKELY HOOD OF REACHING SASW. THE BANGE	
IS NEEDED TO ODERATE THE RANGE SAPELY,	
	f Har

Columbus – Bartholomew County Planning Department **Development Standards Variance Application**

Zoning:	on: LA Columb	bus Bartholor	new County				יבני	1/2015
Docket No).: <u>C</u>	DS-15-3	The thirty	CC 07	2	BY:	18	31
Hearing P	rocedure:	Hearing Officer	Board of Zoning) Appeals			110	
Develo	oment Stan	ıdards Varian	ce Applicatio	n:				
Applicar	nt Informatio	on (the person or	entity that will ow	n and/or exec	cute what is pro	posed):		t om men Troppskerte. Se Tropiske k. a trij pakere ri
Name:	Hami	son Lake	e Country	Club				
Address: _	588 3 (number)	(street)	Club Ro	JAV TELE	dumbus (city)	IN	(state)	47 201 (zip)
Phone No	: <u>812-34</u>	2-4457 Fax	No.: 812-34	12-4459	_ E-mail Addre	ess: <u>hadd</u>	ad rw	e horrisonlakec
		rmation (the "o	wner" does not inc	clude tenants	or contract bu	yers):		
Name:	ROHAD	LLC				***************************************		
Address: _	588 5. (number)	Country (Club Rd	Col	umbus (city)	IN	(state)	47201 (zip)
hone No.	.: 812-342-	-4457 Fax	No.: 812-342	-4457	E-mail Addre	ss: <u>hadda</u>	druel	ndvrisonlakeclub
	~ · ·		on to whom all co	rrespondence	e regarding this	applications	hould be di	rected):
lame:	1000 Ha	iddad				Mile Par		
ddress: _	(number)	Country C' (street)			umbus (city)	IH	(state)	47201 (zip)
hone No.	: 812-3-12	2-4457 Fax	No.: 812-342	2-4459	E-mail Addre	ss: haddac	Irwel	odrnson lakeclul
low woul	d you prefer	to receive inform	nation (please c	heck one):	<u>√</u> E-mail	Phone	Fax	Mail
roporte	Information							
Toperty	5 61	5 525W	Colur	10 10/ 00		1.	N	117761

Robed

Variance Requested:
I am requesting a variance from Section $\frac{9.3(D)(2)}{}$ of the Zoning Ordinance to allow the following:
and the state of t
currently a 42" front yard fence is allowed. We are
reguesting a variance to 50,
Up to 50 feet tall ACCI.T.16
PHR 1-7
#7#1 J
Variance Request Justification:
The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.
The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
The 50' (max) fence (netting) height will prevent got balls from
reaching 525W, Will
Company Coding or analysis and The fact Codes Codes (Additional Codes Co
The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
As port of our range expansion the entire property will become part of the range. The property will be a esthetically enhanced by gradus
the range, the property will be a esthetically enhanced by gradien
and seeding, the next in seeigned in keeping with this
overall look and is an overall imprevement to the property.
The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.
This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.
untilled the higher fence (next un) got holls have a very
Nich lively Ward of reaching 525 West. The variance is needed
to operate the value salely.

Columbus – Bartholomew County Planning Department

Development Standards Variance Application

anning Department Use Only:			The state of the s
risdiction: Columbus Dartholomew County	6-1- (A)	U	EC - 1-2015
ning: C/DS 15 3 Z		By:	Der
aring Procedure: Hearing Officer Board of Zoning A	Appeals		NUL
<i>L</i> \			
velopment Standards Variance Application			
soin affairm Sifes half upoff adhere well-known and			
oplicant Information (the person or entity that will own a		Tepas a S	
me: HARRISON LAKE COUNTR	Y CLUB		
dress: 588 South Country Cub (number) (street)	Port Columbus	IN	47201
(number) (street)	(city)	(state)	(zip)
ne No. (812) 344-4457 Fax No.: (812) 344-4	4459 E-mail Address: Ha	BLA RWO F	HADRISON W
perty Owner Information (the "owner" does not inclu	ide tenants or contract buyers):		
	ide tenants or contract buyers):		
ne: Rolfah LCC	ide tenants or contract buyers):		
ne: Rolfah LCC	ide tenants or contract buyers):	(state)	(zip)
ress: SAME AS ABOVÉ (number) (street)	(city)		(zip)
ress: SAME AS ABOVÉ (number) (street)	(city)		(zip)
ress: SAME AS ABOVÉ (number) (street) ne No.: SAB Fax No.: SAB	(city) E-mail Address:	SAB	100
tification Information (list the person to whom all corre	(city) E-mail Address:	SAB	100
perty Owner Information (the "owner" does not included by the second sec	(city) E-mail Address:	SAB	100
tification Information (list the person to whom all corre	(city) E-mail Address:	SAB	ected):
tification Information (list the person to whom all corrections: SAME AS ABOVE	(city) E-mail Address: espondence regarding this applica (city)	sation should be directly (state)	100
tification Information (list the person to whom all correscence: SAME AS ABOVE (number) (street) Fax No.: SAB Trees: SAME AS ABOVE (number) (street) Fax No.: SAB Fax No.: SAB Fax No.: SAB	(city) E-mail Address: espondence regarding this applica (city) E-mail Address:	sab ation should be directly (state)	ected):(zip)
tification Information (list the person to whom all corrections: SAME AS ABOVE	(city) E-mail Address: espondence regarding this applica (city) E-mail Address:	sab ation should be directly (state)	ected):
tification Information (list the person to whom all corrections: SAME AS ABOVE (number) (street) Fax No.: SAB Iress: SAME AS ABOVE (number) (street) The No.: SAB Fax No.: SAB Fax No.: SAB Fax No.: SAB We would you prefer to receive information (please chemical property of the content of the conte	(city) E-mail Address: espondence regarding this applica (city) E-mail Address:	sab ation should be directly (state)	ected):(zip)
tification Information (list the person to whom all corrections: SAME AS ABOVE Incompleted the person to whom all corrections: SAME AS ABOVE (number) (street) The No.: SAB Fax No.: SAB The No	(city) E-mail Address: espondence regarding this application (city) E-mail Address: eck one):	(state)	ected): (zip) Mail
tification Information (list the person to whom all corrections: SAME AS ABOVE (number) (street) Fax No.: SAB Iress: SAME AS ABOVE (number) (street) The No.: SAB Fax No.: SAB Fax No.: SAB Fax No.: SAB We would you prefer to receive information (please chemical property of the content of the conte	(city) E-mail Address: espondence regarding this applica (city) E-mail Address:	sab ation should be directly (state)	ected):(zip)

Variance Requested:
I am requesting a variance from Section 4.3(D)(a) of the Zoning Ordinance to allow the following:
CURRENTLY AN 8 FEET SIDE YARD FENCE IS ALLOWED. WE
ARE DEGRESTING A VARIANCE TO 20 FEET ACK 1.7.16
vo to 60 feet tall BHJR 1-7-16
An the forces to the Sale Branch and the Sale
Variance Request Justification:
The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.
The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
THE 70' FENCE WILL PROVENT GOLF BALLS FROM CROSSING
INTO OTHER DEOPLE'S PRODURTY AND 505 W.
The use and value of the area adjacent to the property included in the variance will not be affected in a substantially
AS part of our range expansion, the entire property will become part of
the ranks. The property will become part of
AS part of our range expansion, the entire property will become part of
the ranks. The property will become part of
the ranks. The property will become part of
adverse manner. His part of our range expansion, the entire property will become part of the ranks. The property will become gestinically enhanced by greating and seeding. The netting is designed in Keeping with this overall with this overall with the property.
adverse manner. HS part of our range expansion, the entire property will become part of the range. The property will become gestinically enhanced by greating and seeding. The netting is designed in Keeping with this overall with the out of the property. The extict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.
adverse manner. HS part of our range expansion, the entire property will become part of the ranks. The property will become gestinically enhanced by greating and seeding. The next-ing is designed in Keeping with this are all work and is overall impresement to the property. The extict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name:	HABRISO	~ LAKE	COUNTRY	CLUB	_			
Address:	588	South	COUNTRY	CUB	BOAD	COLUMBUS	IN	— 47201
	(number)	(street)			(city)		(state)	4720((zip)
Applica	nt's Signatur	e:						
The inform	mation included	in and with this	application is com	pletely true	and correct t	o the best of	my knowledge	e and belief.
B	b Daral	trel				11-3	30-15	
(Applicant's	s Signature)				(C	ate)	 ,	_
Property	/ Owner's Sig	gnature (the "o	wner" does not incl	ude tenants	or contract b	uyers):		
anaıyzıng	e the filing of thi this request. F st is complete.	is application an urther, i will allo	d will allow the Pla w a public notice s	nning Depa ign to be pl	artment staff t aced and ren	o enter this p nain on the p	property for the roperty until th	purpose of e processing of
Pol	o Hadd	al		•		11-3	0-15	
(Owner's Si	ignature)				(D	ate)		<u></u>
(Owner's Si	ignature)				(D	ate)		_



#1: Zoning Ordinance Section 9.3(D)(2):

Requirement: 8 foot maximum in a side yard

Proposed: Up to 70 feet in height

Difference: **5**2 feet taller 62 ft AEK

#2: Zoning Ordinance Section 9.3(D)(2):

Requirement: 42 in maximum in a front yard

Proposed: Up to 50 feet in height

Difference: 46.5 feet taller

#3: Zoning Ordinance Section 9.3(D)(2):

Requirement: 8 foot maximum in a side yard

Proposed: Up to 60 feet in height

Difference: 52 feet taller

